



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: September 24, 2015

STAFF REVIEW BY: David R. Riesland, P.E.
City Traffic Engineer

PROJECT NAME: Replat of Lots 1 & 2, Block 14 of Westport Professional Park Section 5 **PROJECT TYPE:** Office
Owner/Designer: Gary Hopkins
Engineer: SMC
Traffic Engineer: None

SURROUNDING ENVIRONMENT (Streets, Developments)

Commercial and office developments surround this application on all sides. The project takes access along Wall Street and 26th Avenue NW to the south of Tee Drive and west of 24th Avenue NW. 24th Avenue NW is the main north/south roadway.

ALLOWABLE ACCESS:

Proposed access is in accordance with Section 4018 of the City of Norman's Engineering Design Criteria.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

24th Avenue NW: 4 lanes (existing/future). Speed Limit—35 mph. No sight distance problems. No median.

Tee Drive, 26th Avenue NW, Wall Street: 2 lanes (existing/future). Speed Limit—25 mph. No sight distance problems. No medians.

ACCESS MANAGEMENT CODE COMPLIANCE: YES ☒ NO ☐

Proposed access for the development is in compliance with what is allowed in the subdivision regulations.

TRIP GENERATION

	Total	In	Out
Weekday	620	310	310
A.M. Peak Hour	152	135	17
P.M. Peak Hour	121	17	104

TRANSPORTATION IMPACT STUDY REQUIRED? YES ☐ NO ☒

The trip generation potential for this development is at the threshold for when a traffic impact study is required. This area has been studied extensively recently so no study was required. No negative impacts are anticipated.

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The proposed Preliminary Plat for a Replat of Lots 1 and 2 of Block 14 of the Westport Professional Park Section 5 will involve the development of 20,400 square feet of office space on the west side of 24th Avenue NW between Wall Street and 26th Avenue NW and south of Tee Drive. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

This application will feature two access points along both 26th Avenue NW south of Tee Drive as well as along Wall Street also south of Tee Drive. The proposed access points satisfy the distance requirements for private access locations from public street intersections as specified in the City of Norman's Engineering Design Criteria.